UNITED STATES BANKRUPTCY COURT DISTRICT OF NORTH DAKOTA

| In Re: | Case No.: 25-30004 |
|-----------------|--------------------|
| The Ruins, LLC, | Chapter 11 |
| Debtor. | |

RED RIVER STATE BANK'S EXHIBIT LIST (RE: MOTION TO CONVERT)

Creditor Red River State Bank hereby provides the following Exhibit List with respect to the following matters set for hearing on October 20, 2025 at 9:30 a.m.:

- **ECF 109** Motion by Red River State Bank to Convert Case from Chapter 11 to 7
- **ECF 131** Joinder by Watertown Development Co to RRSB's Motion to Convert Case from Chapter 11 to 7

| EX. NO. | DATE | WITNESS | DESCRIPTION | W I L O R | * S T I P U L A T E D | D D | T I | E D | O V E R R U L E D | N E | K A W | v E |
|------------|------|---------|--|-----------------------|-----------------------|--------|--------|--------|---|--------|-------------|--------|
| ECF 84 | | | Amended Proof of Claim No 1 (Ruins) filed on 9/12/2025 Affidavit of Charles Aarestad re: First Ruins Note [ECF 84] | W W | | | | | | | | |
| ECF 85 | | | Affidavit of Charles Aarestad re: Second Ruins Note [ECF 85] | W | | | | | | | | |
| ECF 86 | | | Affidavit of Charles Aarestad re: Third Ruins Note [ECF 86] | W | | | | | | | | |

| ECF 87 | Declaration of Daniel Otto (President, D&M Industries) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 87] Exhibit A – Recorded Statement of Claim for Mechanic's, Materialmen's or Laborer's Lien on Real Property dated 2/14/2023 Exhibit B –Payment Records, Invoices, Payment Applications, and Lien Waivers for the Ruins Project [RRSB Ruins 03688-03758]] Exhibit C – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Generations Project [RRSB Ruins 06048-06139] Exhibit D – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Craig Lake Home [RRSB Ruins 03811-03917] | W | | | |
|-----------|---|---|--|--|--|
| ECF 88 | Declaration of Kristin Jensen (KLJ Engineering, LLC) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 88] Exhibit A - Craig Lake Home Invoices and Professional Services Agreement [RRSB-KLJ Engineering LLC SD Subpoena 0007, 0024-0034] | W | | | |
| ECF 89 | Declaration of Roland Clausen (Clausen Construction) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 89] Exhibit A –Estimate and Invoices for Ruins [RRSB Clausen SD Subpoena 0007-0017] Exhibit B –Invoices for Generations [RRSB Clausen SD Subpoena 0025-0031] Exhibit C – Estimate and Invoices for Parkside [RRSB Clausen SD Subpoena 0018-0024, 0035-0037] Exhibit D – Estimate and Invoices for Lofts [RRSB Clausen SD Subpoena 0032-0034] Exhibit E – Invoice for Craig Lake Property [RRSB Clausen SD Subpoena 0038] | W | | | |
| ECF 90 | Declaration of Rylan Ojala (Watertight, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 90] Exhibit A – Recorded Lien and Payment Applications 1-8 for Ruins [RRSB Ruins 03594- 03623] Exhibit B – Estimates and Invoices for Ruins | W | | | |

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|-----------|---|---|------|--|--|
| | [RRSB Ruins 04056-04081] <u>Exhibit C</u> – Payments for Ruins [RRSB Ruins 04049-04055] <u>Exhibit D</u> – Payment Applications 1-9 for Generations [RRSB Ruins 03993-04009] <u>Exhibit E</u> – Estimates and Invoices for Generations [RRSB Ruins 04046-04044] <u>Exhibit F</u> – Payments for Generations [RRSB Ruins 04010-04017] | | | | |
| ECF 91 | Exhibit B – Account Statement and Invoices for Generations [RRSB-T.L. Stroh Architects SD Subpoena 0399, 0486, 0488, 0490, 0492] Exhibit C – Account Statement and Invoices for Parkside [RRSB-T.L. Stroh Architects SD Subpoena 0306, 0494, 0496, 0497] | W | | | |
| ECF 96 | Declaration of Sara J. Mueller (Hebron Brick Supply Co.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 96] Exhibit A – List and Ruins Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007-0019] Exhibit B – List and Craig Lake Home Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0067-0075] Exhibit C – List and Generations Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0031-0047] Exhibit D – List and Parkside Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0020-0030] Exhibit E – List and Lofts Project Invoices [RRSB Hebron Brick Supply Co SD Subpoena 0007, 0065-0066] | W | | | |
| ECF 97 | Declaration of Cody Madsen (Town & Country Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 97] Exhibit A – Craig Development, LLC Bank Account Statement for Account ending -303 for | W | | | |

| ECF 98 | the period of June 1, 2023 through June 30, 2023 Exhibit B – Jesse Craig Bank Account Statements for Account ending -641 for the period of May 4, 2022 through May 31, 2022 Declaration of Clay Greenwood (First Community Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 98] Exhibit A – Craig Development, LLC Bank Account Statements for Account ending -1711 for the period of Jan. 2020 to April 2025 Exhibit B – Craig Properties LLC Bank Account Statements for Account ending -4695 for the period of Jan. 2020 to April 2025 Exhibit C – Jesse Craig Bank Account Statements for Account ending -7124 for the period of January 2020 through March 2025 | W | | | |
|------------|--|---|--|--|--|
| ECF 101 | Declaration of Erica Schmitt (Limoges Construction, Inc). Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 101] Exhibit A - RRSB-Limoges SD Subpoena 0007- 0045 (Ruins) Exhibit B - RRSB-Limoges SD Subpoena 0235- 0301 (Generations) Exhibit C - RRSB-Limoges SD Subpoena 0128- 0184 (Parkside) Exhibit D - RRSB-Limoges SD Subpoena 0358- 0439) (Lofts) | W | | | |
| ECF 102 | Declaration of Charles Aarestad (Red River State Bank) re: Draw Requests [ECF 102] Exhibits 1 - Ruins Draw #1 [RRSB Ruins 02338, 02340-02352] Exhibit 2 - Ruins Draw #2 {RRSB Ruins 02339] Exhibit 3 - Ruins Draw #3 [RRSB Ruins 02353-02364] Exhibit 4 - Ruins Draw #4 [RRSB Ruins 02365-02377] Exhibit 5 - Ruins Draw #5 [RRSB Ruins 02378-02404] Exhibit 6 - Ruins Draw #6 [RRSB Ruins 02405-02445] Exhibit 7 - Ruins Draw #7 [RRSB Ruins 02446-02456] Exhibit 8 - Ruins Draw #8 [RRSB Ruins 02457-02499] | W | | | |

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|-----|--|---|---|---|---|-----------|--|
| | Exhibit 9 - Ruins Draw #9 [RRSB Ruins 02500- | | | | | | |
| | 02534] Exhibit 10 - Ruins Draw #10 [RRSB Ruins | | | | | | |
| | 02535-02561] | | | | | | |
| | Exhibit 11 - Ruins Draw #11 [RRSB Ruins | | | | | | |
| | 02562-02593] | | | | | | |
| | Exhibit 12 - Ruins Draw #12 [RRSB Ruins | | | | | | |
| | 02594-02609] | | | | | | |
| | Exhibit 13 - Ruins Draw #13 [RRSB Ruins 02610-02615] | | | | | | |
| | Exhibit 14 - Ruins Draw #14 [RRSB Ruins | | | | | | |
| | 02616-02624] | | | | | | |
| ECF | Declaration of Rob Dewit (Baete-Forseth, | | + | + | + | + | |
| 132 | HVAC, LLC) Certifying Records Pursuant to | | | | | | |
| | Federal Rule of Evidence 901(11) [ECF 132] | | | | | | |
| | Exhibit A – Account Statement, Invoices and | | | | | | |
| | Payment Records for Ruins | | | | | | |
| | Exhibit B – Payment Applications and Payment | W | | | | | |
| | Records for Generations | | | | | | |
| | Exhibit C – Payment Applications, Payment | | | | | | |
| | Records, and Lien Waiver for Parkside <u>Exhibit D</u> – Payment Applications, Payment | | | | | | |
| | Records, and Lien Waivers for Lofts | | | | | | |
| | | | |] | | | |
| ECF | Declaration of Beau Koopal (Infrastructure | | | | | | |
| 133 | Design Group, Inc.) Certifying Records Pursuant | | | | | | |
| | to Federal Rule of Evidence 901(11) [ECF 133] | | | | | | |
| | Exhibit A – Account Statement, Payment | | | | | | |
| | Records, & Lien Waivers for Ruins | | | | | | |
| | Exhibit B - Account Statement, Invoices, | | | | | | |
| | Payment Records & Lien Waivers for | W | | | | | |
| | Generations Exhibit C. Professional Services Agreement | | | | | | |
| | Exhibit C – Professional Services Agreement, Account Statement, Invoices, Payment Records, | | | | | | |
| | & Lien Waivers for Parkside | | | | | | |
| | Exhibit D – Account Statement, Payment | | | | | | |
| | Records & Invoices for Lofts | | | | | | |
| ECF | Declaration of Rick Kloos (Kloos Electric) | | + | + | + | \forall | |
| 134 | Certifying Records Pursuant to Federal Rule of | | | | | | |
| | Evidence 901(11) [ECF 134] | | | | | | |
| | Exhibit A – Estimate, Invoices & Payment | W | | | | | |
| | Records for Ruins | | | | | | |
| | Exhibit B – Payment Applications, Estimates, | | | | | | |
| | Invoices, Payment Records, & Lien Waivers for | | | | | | |
| | Generations | | | | | | |

| ECF 135 | Exhibit C – Payment Applications, Estimate and Invoices, Payment Records, & Lien Waiver for Parkside Exhibit D – Payment Applications, Estimate and Invoices & Payment Records for Lofts Declaration of Jason Meester (Watertown Cashway Lumber, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 135] Exhibit A – Payment Application, Account Status Reports, Statements for the Ruins Exhibit B – Payment Applications, Account Status Reports, Statements for Generations Exhibit C – Payment Applications, Account Status Reports, Statements, Quote No. 2008-139501 for Parkside Exhibit D – Payment Application, Account Status Report, Statements, Invoice No. 2106-159979 for Lofts Exhibit E – Payment Records for All Craig Projects | w | | | | |
|------------|---|---|--|--|--|--|
| ECF 136 | Declaration of Joe Bunkers (Gage Bros. Concrete Products, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 136] Exhibit A – Payment Applications, Payment | W | | | | |
| ECF 137 | Second Declaration of Charles Aarestad (Red River State Bank) in Support of Motion to Convert [ECF 137] Exhibit A – Summary of Draw Request Invoices vs. Original Invoices and Exhibits 1-A to 11-F Exhibit B-1 - Email from Jesse Craig to Charles Aarestad 7/27/2022 re: Verification of Liquid assets (Cash & Checking) [RRSB Ruins 02790-02797] Exhibit B-2 -FCCU Statement for Account -4695 from ECF 98, page 433 Exhibit B-3 - TCCU Statement of Account -641 for period May 4, 2022-May 31, 2022 from ECF 97, page 7 | W | | | | |

| | Exhibit C-1 - Email from Jesse Craig to Charles Aarestad 8/15/2023 re: PFS [RRSB Ruins 03367-03395] Exhibit C-2 - FCCU Statement for Account - 7124 for period ending June 30, 2023 at ECF 98, page 623 Exhibit C-3 - TCCU Statement of Account -303 for period June 1, 2023-June 30, 2023 at ECF 97, page 4 | | | | |
|-----------|--|---|--|--|--|
| ECF 32 | Ruins MOR for period ending 1/31/2025 [ECF 32] | M | | | |
| ECF 78 | Ruins Amended MOR for period ending 02/28/2025 [ECF 78] | M | | | |
| ECF 79 | Ruins Amended MOR for period ending 03/31/2025 [ECF 79] | M | | | |
| ECF 80 | Ruins Amended MOR for period ending 4/30/2025 [ECF 80] | M | | | |
| ECF 81 | Ruins Amended MOR for period ending 5/31/2025 [ECF 81] | M | | | |
| ECF 82 | Ruins Amended MOR for period ending 6/30/2025 [ECF 82] | M | | | |
| ECF 83 | Ruins Amended MOR for period ending 7/31/2025 [ECF 83] | M | | | |
| ECF 84 | Ruins MOR for period ending 8/30/2025 [ECF 84] | M | | | |
| RR 1 | Email from Jesse Craig to Charles Aarestad 7/27/2022 re: Verification of Liquid assets (Cash & Checking) [RRSB Ruins 02790-02797] | W | | | |
| RR 2 | Email from Jesse Craig to Charles Aarestad 8/15/2023 re: PFS [RRSB Ruins 03367-03395] | W | | | |
| RR 3 | The Ruins, LLC Answers to Interrogatories and Request for Production of Documents (Set I) dated 9/22/2025 | Μ | | | |
| RR 4 | Construction Loan Agreement dated 3/9/2022 [RRSB Ruins 01078-01088] | W | | | |

| RR 5 | Promissory Note dated 7.14.22 to Jesse Craig <i>et. al.</i> ; Loan Agreement between Jesse Craig, <i>et. al</i> and Charles Aarestad dated 4/17/2023; Loan Restructure Agreement dated 6/29/2023; and check for \$400,000 | M | | | |
|------------|---|---|--|--|--|
| RR 6 | Promissory Note dated 12/09/2022 to Craig Holdings, LLC; Loan Agreement between Jesse Craig et. al. and Randall Aarestad; Loan Restructure Agreement dated 6/29/2023; and check for \$600,000 | M | | | |
| RR 7 | Certified Copy of State Court Complaint (S.D. Court File No. 14CIV24-000068) | M | | | |
| RR 8 | Certified Copy of State Court Motion for Partial Summary Judgment (S.D. Court File No. 14CIV24-000068) | M | | | |
| RR 9 | Certified Copy of State Court Motion for Appointment of Receiver and Request for Expedited Hearing (S.D. Court File No. 14CIV24-000068) | M | | | |
| RR 10 | Certified Copy of State Court Docket (S.D. Court File No. 14CIV24-000068) | M | | | |
| RR 11 | Certified Copy of Order Appointing Receiver (S.D. Court File Nos. 14CIV24-000064 & 14-CIV24-000065) | M | | | |
| RR 12 | Summary of Draw Request Invoices vs. Original Invoices (updated 10/16/25) | W | | | |
| ECF 114 | Transcript of Deposition of Jesse Craig with Exhibits 1-28 | M | | | |
| ECF 115 | Transcript of Deposition of Mulinda Craig with Exhibits 29-34 | M | | | |

 ^{* -} O - Original Record & Authenticity Only
 * - A - Admitted into Evidence for all purposes
 § - Federal Rule of Evidence Rule Number

Dated this 16th day of October, 2025.

VOGEL LAW FIRM

BY: /s/ Kesha L. Tanabe

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ATTORNEYS FOR RED RIVER STATE BANK

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Re: The Ruins LLC Case No. 25-30004

STATE OF NORTH)
DAKOTA

OSS

COUNTY OF CASS

CERTIFICATE OF SERVICE

The undersigned does depose and say that on October 16th, 2025, the following document(s):

RED RIVER STATE BANK'S EXHIBIT LIST

Was served electronically to the following:

All ECF Filing Participants

/s/ Kesha L. Tanabe

4935-9090-0083 v.1